

52-295

BK 7726PG 197

TRANSFER  
TAX  
PAID

**WARRANTY DEED**  
(Joint Tenancy)

**Hutchinson Realty Enterprises, LLC** whose address is 45 Smiley Avenue, Winslow, Maine 04901, for consideration paid, grants to **Steve Kadner** and **Julie Kadner**, whose mailing address is 27 Oakhill Drive, Oakland, Maine 04963, as **Joint Tenants with Warranty Covenants**, a certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

**040906**

BEGINNING at an iron pin in the easterly line of Main Street, which pin is situate one hundred eight and nine-tenths (108.9) feet northerly (measuring along the easterly line of Main Street) from the intersection of the easterly line of Main Street and the northerly line of Hillside Avenue; thence North eighty-three degrees thirty minutes East (N 83° 30' E) at right angles to the easterly line of Main Street one hundred fifty (150) feet to an iron pin; thence southerly sixty-one and seventy-five hundredths (61.75) feet along the westerly line of property formerly of the Spring Brook Ice & Fuel Co. to an iron pin; thence westerly parallel with the first mentioned bound one hundred forty-eight (148) feet to an iron pin in the easterly line of Main Street, said pin being in the northwest corner of a parcel of land now or formerly owned by William G. Woods and Bettie E. Woods; thence northerly in the easterly line of Main Street sixty-one and seventy-five hundredths (61.75) feet to the point of beginning.

EXCEPTING AND RESERVING a right of way over a strip of land eight (8) feet in width lying along the southerly boundary of the above described premises, the northerly line of said right of way being eight (8) feet northerly of and parallel with the aforesaid southerly line of the property above conveyed and running from the easterly line of Main Street easterly one hundred (100) feet, said right of way to be for the benefit of the property next southerly of the property herein conveyed and being the right of way set forth in a certain conveyance from Doris J. Toward to William G. Woods and Bettie E. Woods, dated August 3, 1946 and recorded in Kennebec Registry of Deeds, Book 844, Page 131.

BEING PARCEL NINE as described in a deed from Bruce G. Hutchinson and Caroline E. Hutchinson to Hutchinson Realty Enterprises, LLC by dated February 25, 2002 and recorded in the Kennebec County Registry of Deeds in Book 6905, Page 228.

Witness my hand and seal this 7<sup>th</sup> day of November, 2003

Hutchinson Realty Enterprises, LLC

\_\_\_\_\_  
Witness

By: Bruce G. Hutchinson  
Bruce G. Hutchinson, Manager

*D. Phillips & Associates*

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State of Maine

Kennecott, ss.

November 4, 2003

Personally appeared the above named Bruce G. Hutchinson, Manager of Hutchinson Realty Enterprises, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

[Signature]  
Notary Public

Printed Name

My Com. Exp.: \_\_\_\_\_



**MICHAEL F. PHILLIPS, JR.**  
Notary Public, State of Maine  
My Commission Expires May 31, 2009

RECEIVED KENNEBEC SS.

2003 NOV 12 AM 9:00

ATTEST: [Signature]  
REGISTERED CLERK